

**The Davis County Consolidated Plan**

The Davis County Planning Department is responsible for the development, administration, and implementation of this Five-Year Consolidated Plan (Plan) in accordance with the Community Development Block Grant (CDBG) program guidelines. The CDBG program is used for the benefit of low and moderate income households living in Bountiful, West Bountiful, North Salt Lake, Woods Cross, Centerville, Farmington, Kaysville, Syracuse, West Point, Clinton and Sunset along with the unincorporated areas of the County. The Plan assesses the needs of Davis County in areas such as: housing, economic development, job creation, senior citizen and youth programs, lead-based paint hazards, ADA requirements, public utilities, curb, gutter, sidewalks, and streets. The Plan is also used to address the needs of affordable housing as a method of improving low and moderate income areas of the County, and to provide home ownership opportunities for low and moderate income families. This Plan covers the five-year period from July 1, 2011 to June 30, 2016, and only addresses CDBG funding, as this is the only entitlement funding Davis County receives from HUD.

Davis County is seeking comments from the public for the 2011-2016 Consolidated Plan. Send your written comments to Greg Johnson, Davis County Planning, PO Box 618, Farmington, UT 84025, or by email to: [gcjohnson@daviscountyutah.gov](mailto:gcjohnson@daviscountyutah.gov).



# Davis County, Utah Draft Five-Year Strategic Plan 2011-2016

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This Plan covers the five-year period from July 1, 2011 to June 30, 2016, and only addresses CDBG funding, as this is the only entitlement funding Davis County receives from the federal Department of Housing and Urban Development (HUD).

Davis County is seeking comments from the public for the 2011-2016 Consolidated Plan during a 30-day period from July 8, 2011 to August 8, 2011.

Send your written comments to Greg Johnson, Davis County Planning, PO Box 618, Farmington, UT 84025, or by email to: [gcjohnson@daviscountyutah.gov](mailto:gcjohnson@daviscountyutah.gov).

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## GENERAL

### Executive Summary

***The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.***

As a suburban county with rural roots, Davis County has a long history of development, change and cooperation within the Salt Lake City and Ogden metropolitan areas. The communities of Davis County covered by this Consolidated Plan range from suburban to rural. Each of these entities has different needs. This document attempts to address the housing and community development needs of the County, while discussing goals and strategies for meeting those needs.

Davis County recently became an entitlement community of its own and left the State Community Development Block Grant (CDBG) program. The County will now be able to plan and develop its own vision, in cooperation with participating municipalities, for using these funds for housing and community development needs in the County.

The County has been in motion. Continued expansion of I-15, enhancements to state and local highways, and the development of the Legacy Parkway in the southern half of the County have expanded roadway capacity and improved alternatives in the event of traffic blockages. Planning is underway for a possible alignment of a northern link of Legacy, tentatively called West Davis Corridor. This would provide a second north-south corridor for movement of residents and visitors. The development of the UTA FrontRunner commuter rail line between Salt Lake City and Ogden (and even points north) and its four stations in the County have facilitated the creation of transit oriented development. Commercial building continues in “hot spots” in Farmington, Syracuse and Centerville. Although the housing boom has ended, there is still growth in the various cities of the County. The Davis School District continues to construct new schools for a growing student population. Davis County is an active, vital community that is looking clearly into the future.

### Community Vision

The community development concentration in the next five years will be building upon the existing foundation of service providers, nonprofits and other agencies in the community to aid in the provision of access to the quality of life available to the majority of residents in Davis County. Quality of life is directly affected by access to affordable housing. Housing opportunities for all income levels are necessary to maintain the economic and social stability of the community, but particularly for those renters making less than \$20,000 per year. Housing is a pivotal factor in all other aspects of the County's needs.

In this plan, the County will be addressing homelessness, public services such as health, transportation/infrastructure, accessibility for seniors and disabled, economic development, special needs, recreation and youth needs, and other public facilities, in addition to affordable housing. These focus areas will provide the catalyst of activities that will assist even the most vulnerable members of our community, with affordable housing as the base of self-sufficiency. This Consolidated Plan will attempt to address needs in these focus areas for the next five years.

Davis County's designation as an entitlement community brings responsibility to support the goals and objectives for participating municipalities. The eleven municipalities that form the Urban County include Bountiful, West Bountiful, North Salt Lake, Woods Cross, Centerville, Farmington, Kaysville, Syracuse, West Point, Clinton and Sunset along with the unincorporated areas of the County. Clearfield and Layton are entitlement communities and participate in the CDBG program on their own, while Fruit Heights and South Weber chose not to participate in the Davis Urban County program. Each of these jurisdictions has a unique personality and ambience that is extremely important to the people who live there. Community decisions are not made lightly and the impact of any decision is weighed with the good of the community in mind.

### **Planning, Process, Coordination and Institutional Structure**

The County is governed by three Commissioners who maintain final approval authority over all CDBG projects undertaken within the Urban County. In addition, each jurisdiction approves those projects sponsored by their respective cities through their individual processes. County CDBG grants are administered through the Davis County Planning Department (Planning). The County works closely with many agencies to provide a useful grant program for the citizens of the County. Some of these agencies include the Davis Community Housing Authority, all included municipalities, and various businesses and nonprofit agencies operating within the County.

### **Citizen Participation**

The County has drafted a Citizen Participation Plan as part of the Consolidated Plan process. The plan requires public hearings at least two times a year for review of the proposed use of funds and for review of program performance. These two public hearings are required to have ample notice provided to the public and be held in a facility that is accessible to the disabled citizens of the community. Accommodations are to be made to the hearing-impaired citizens who provide a request for needed adaptations prior to the meetings, as well as language translation requests.

The plan also provides for technical assistance to groups representative of persons of low and moderate income in preparing proposals. In fact, the Planning staff meets with each applicant agency to refine projects for better proposals and also to answer any questions regarding regulations and processes prior to submittal.

The County and the municipalities all have active citizen processes ongoing for different activities within the jurisdictions.

### **The Consolidated Plan**

Davis County is responsible for the development, administration, and implementation of this Five-Year Consolidated Plan (Plan) in accordance with the Community Development Block Grant (CDBG) program guidelines. The CDBG program is used for the benefit of low and moderate income households. The Plan assesses the needs of Davis County in areas such as: housing, economic development, job creation, senior citizen and youth programs, lead-based paint hazards, ADA requirements, public utilities, curb, gutter, sidewalks, and streets. The Plan is also used to address the needs of affordable housing as a method of improving low and moderate income areas of the County, and to provide home ownership opportunities for low and moderate income families. This plan covers the five-year period from July 1, 2011 to June 30, 2016. This Plan only addresses CDBG funding, as this is the only entitlement funding Davis County receives from HUD.

## General Questions

- 1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.***

Davis County is composed of fifteen municipalities of which eleven participate through the County's Urban County CDBG program. They are: North Salt Lake, Bountiful, Woods Cross, West Bountiful, Centerville, Farmington, Kaysville, Syracuse, West Point, Clinton, and Sunset. There are two entitlement cities in the County, Layton and Clearfield, which receive CDBG funds direct from the federal government. Fruit Heights City and South Weber City opted out of the Urban County CDBG program, but may still participate through the State CDBG program. The population of the unincorporated portion of the County and the eleven participating municipalities is 200,803 or 65% of the total County population (based on 2009 data). Residents of the eleven participating cities and the unincorporated areas of the County will be eligible to receive public services from County CDBG-funded nonprofits and government agencies. The participating municipalities will be able to use CDBG funds for public facility improvements to benefit low- and moderate-income persons living within their boundaries.

The County as a whole continues to grow at approximately 2.0% per year, which is down from the 3.0-3.5% rate in 2007. Davis County's population is primarily white at 86.6%, with 7.8% Hispanic, and 5.5% minority populations, which are well distributed over the entire County. Northern Davis County including Sunset City and eastern portions of Clinton City are comprised of older Hill Air Force Base support housing that have a tendency to house low and moderate income families. Each City in Davis County has an older core of homes that typically meet income qualifications for CDBG projects for infrastructure upgrades, and the County has funded many of these projects over the past twenty years under the State Small Cities CDBG Program.

- 2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)). Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.***

Because there are no concentrations of low-income or moderate-income households in the County, nor concentrations of minority populations, no specific population areas are targeted under this Plan.

The basis for allocating funds geographically will be according to need. Older portions of Davis County where low and moderate income neighborhoods are located will receive the highest priority. Industrial centers of the County will also be targeted for employment and economic development opportunities. Other areas where housing availability, living conditions, infrastructure, and economic opportunities are most inadequate will receive priority. CDBG funds will be distributed to applicants that best meet program goals as well as the goals identified in this Plan. Each applicant's project is scored using rating and ranking criteria. The criteria are based on the

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needs and goals of the Consolidated Plan. The Plan and the Criteria are updated annually and can be found in this Plan or by contacting the Davis County Planning Department.

**3. *Identify any obstacles to meeting underserved needs (91.215(a)(3)).***

The recent economic downturn and resulting decrease in funding availability is an ongoing obstacle in Davis County. Governments at all levels are dealing with falling tax revenues, leaving infrastructure needs unmet and contributing to a potentially underserved population. Limitations in funding and limited staff at both municipality and social service provider levels have also contributed to under-served needs in Davis County.

**Managing the Process (91.200 (b))**

**1. *Lead Agency. Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.***

The Davis County Planning Department is the lead agency overseeing the development, administration, and implementation of this Consolidated Plan.

Agencies responsible for administering housing programs include, but are not limited to the Davis Community Housing Authority, Family Connection Center, Davis Behavioral Health, and Safe Harbor Crisis Shelter.

Agencies responsible for administering homeless programs include, but are not limited to the Family Connection Center, DCCAV/Safe Harbor, Catholic Community Services, the Road Home and Davis Community Housing Authority.

Agencies responsible for administering community development programs include, but are not limited to the individual municipal public works, parks and recreation departments who are participating in the Davis Urban County CDBG program.

Agencies responsible for administering social service programs include, but are not limited to Davis County Aging Services, Davis County Health Department, Davis Behavioral Health, Family Connection Center, Catholic Community Services, and Bountiful Community Food Pantry.

**2. *Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.***

In 2009 while the County was participating in the state CDBG program, the Wasatch Front Regional Council (WFRC) distributed a survey to each jurisdiction's chief elected official, city administrator, senior planner, and economic development director requesting information about the jurisdiction's housing, homeless, community and economic development issues, needs and priorities. The results were incorporated into this Plan. Social service providers located in the County also received an online survey to provide the perspective of agencies working with low



income persons, minority populations, non-English speaking persons and persons with disabilities. This feedback was also incorporated into this Plan.

This plan was developed in accordance with the County's Citizen Participation Plan. While developing the Plan, local housing authorities, public service providers, local homeless coordinating committees, community planners, engineers, economic development officials and elected officials have all had a chance to review and provide input. The draft Plan was posted on the County's website, [www.daviscountyutah.gov](http://www.daviscountyutah.gov) for public comment.

***3. Describe the jurisdiction's consultations with housing, social service agencies, and other entities, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons.***

The following service providers were contacted throughout the planning process in order to gain input: Davis Behavioral Health, Davis Community Housing Authority, Davis County Children's Justice Center, DCCAV/Safe Harbor, Family Connection Center, and Catholic Community Services. These are a few of the primary social service providers in Davis County who provide services to children, the elderly, persons with disabilities, persons with HIV/AIDS and their families, homeless persons, and all other underserved populations in Davis County.

Davis County utilizes the Council of Governments (COG) for recommendations on CDBG activities in order to provide a fair platform and make CDBG activities aware to members of each city in Davis County. The Davis COG is made up of elected officials from each jurisdiction as well as members from Hill Air Force base, Chamber of Commerce, School District, and Convention and Visitor's Bureau. COG's are planning bodies that address regional issues such as planning, water use, public services, safety and transportation. The Consolidated Plan was taken to the Davis COG for review and recommendation for approval.

## **Citizen Participation (91.200 (b))**

***1. Provide a summary of the citizen participation process.***

As part of the development process for the Davis County Consolidated Plan, a public hearing was held on March 29, 2011 by the Davis County Board of Commissioners to obtain the views of citizens on the proposed Consolidated Plan and proposed use of grant funding. The purpose of this public hearing was to solicit public comments regarding housing, and community and economic development activities. This location was equally accessible to all residents of the County and is the normal place for Davis County Board of Commissioners public hearings. Three persons spoke at the hearing regarding the programs their organizations provided that could be included in the County Consolidated Plan. They were Safe Harbor Crisis Shelter, Family Connection Center and the Davis Community Housing Authority.

This hearing will be followed by a public hearing held by each municipal applicant who was successful in the application process. Residents of the local government selected for projects will have an opportunity to voice their views to approve or deny projects applied for by their individual jurisdictions. Social service providers will be



sponsored by Davis County, and the public hearing requirement will be fulfilled through the County process.

The Draft Consolidated Plan was offered for public comment from July 9, 2011 to August 9, 2011.

Comments received during the public comment period and at public hearings will be incorporated into the Consolidated Plan. A summary of these or views will be attached to the submittal of the final performance report to HUD.

***2. Provide a summary of citizen comments or views on the plan.***

Comments will be included when they are submitted by the public.

***3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.***

The County has provided copies of the draft Consolidated Plan to nonprofit and public service providers to review for comments from their clients and constituents.

***4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.***

Explanation will be provided at the conclusion of the public comment period.

## **Institutional Structure (91.215 (i))**

***1. Explain the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, and public institutions.***

Davis County is responsible for the Urban County CDBG program, which includes the unincorporated parts of the County (1.2% of the County population) and the municipalities of North Salt Lake, Bountiful, Woods Cross, West Bountiful, Centerville, Farmington, Kaysville, Syracuse, West Point, Clinton, and Sunset. Four municipalities do not participate in the County CDBG program: Layton and Clearfield because they are entitlement communities eligible for separate CDBG funding; and Fruit Heights and South Weber because they are included in the Utah State CDBG program.

Davis County is governed by three elected County Commissioners who share responsibilities for different departments in the County government structure. The Commission adopts the Consolidated Plan, the Citizen Participation Plan and the Annual Action Plan, and signs the application materials and certifications submitted to HUD.

The County provides a broad range of services to residents, and relies on local non-profit social service providers for social services that some residents require. Municipal services (e.g., water, sewer, police and fire) are provided by the municipalities or special service districts created for those purposes. The County provides some municipal services to unincorporated areas of the County.

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The Commission has designated the County Planning Department to develop and administer the Urban County CDBG program to be staffed by the Grant Program Coordinator and supported by other departments in the County.

The County recognizes that many other entities, including local non-profit organizations, the private sector, and public or quasi-public agencies also play a vital role in implementing this Plan. Non-profit organizations or other entities will be used where they are better capable of providing the service or meeting the needs of County residents. Examples of such services and programs include, but are not limited to: domestic violence response and prevention, shelters, food banks, certain housing programs, and programs which foster self-sufficiency.

Individual municipalities are in the best position to determine infrastructure needs within their boundaries. The County will consider applications for such projects that benefit low and moderate income persons from participating municipalities.

The Planning Department works with the Davis Community Housing Authority (DCHA) and other service providers to implement this Plan. The County has a strong relationship with these providers and understands that the overall success of County-wide programs hinges on the success of these service providing entities.

Participation in the County CDBG program begins with an annual how-to-apply Workshop in which the CDBG program requirements are explained to interested agencies and municipalities in the County. Once applications have been received and reviewed by the Planning Department, they are reviewed and recommendations made by a committee composed up of members of the Davis Council of Governments (COG), who make recommendations to the full COG, which reviews the committee recommendations in a public meeting and then makes its recommendations to the County Commission, which in turn holds a public hearing and makes the final decisions regarding funding of projects and programs. Municipalities receiving funding for infrastructure projects will hold public hearings of their own to move the projects forward in their jurisdictions.

Contracts are prepared and adopted between the County and subgrantees to ensure the successful accomplishment of Consolidated Plan goals and objectives and meeting federal requirements. In accordance with applicable local and federal laws for contracting, bids are requested from private industry to perform infrastructure improvements funded by the CDBG program for municipalities.

The County has internal and independent audit programs to monitor financial accounts and ensure all federal, state and County procedures are followed.

## ***2. Assess the strengths and gaps in the delivery system.***

Strengths in the delivery system include strong, committed nonprofit partners including the Davis Community Housing Authority, experienced County staff, a supportive County Commission and eleven supportive municipal partners.

Gaps include the lack of sufficient and consistent funds and the dependency upon applications to accomplish the goals and objectives of the Consolidated Plan.

As is common in the public sector, needs surpass the revenue to provide services, creating gaps that will need to be filled in future years. Current economic conditions have caused a decrease in collected municipal taxes, and are creating needs in infrastructure that we have not had to deal with in the past. The County understands that this will become a greater need in the future. CDBG funds will become a more important source of funding for infrastructure needs.

The County depends on applications for CDBG funds from municipalities, housing and social service providers to become activities that accomplish the goals and objectives of the Consolidated Plan. A lack of applications will limit the success of the Plan. The County will develop and utilize an extensive information system to encourage applications for CDBG funds.

***3. Assess the strengths and gaps in the delivery system for public housing, including a description of the organizational relationship between the jurisdiction and the public housing agency, including the appointing authority for the commissioners or board of housing agency, relationship regarding hiring, contracting and procurement; provision of services funded by the jurisdiction; review by the jurisdiction of proposed capital improvements as well as proposed development, demolition or disposition of public housing developments.***

The Davis Community Housing Authority (DCHA) consists of a five-member board appointed by the County Commission. The board selects a chair and hires the executive director. The DCHA provides its annual plan to the County for information and coordination. The Housing Authority has its own internal bid procedures for its emergency home repairs program and other programs for eligible low and moderate income families.

Public housing, capital improvements, and proposed housing development between the County, individual municipalities, and DCHA is governed according to contract. The County and DCHA follow the standard relocation policy in accordance with HUD regulations on projects involving entities. The County plans to continue the current level of public housing presently offered by DCHA, and will work with the agency on future projects.

## Monitoring (91.230)

- 1. Describe the standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.***

Davis County staff will administer and monitor the CDBG program on a full-time basis with a grant program coordinator being the lead staff. The coordinator will monitor all grantee performance near the end of their grant cycle. The County will visit each grant recipient at least once during their funding cycle to ensure that all files are complete. The monitor visit will ensure financial and programmatic compliance with requirements of the contract and client demographic and income data has been collected meet requirements of the grant. Each subgrantee is provided notice of the monitoring visit early in the application process, and is notified as to what should be ready and available for the visit.

The County will incorporate the help of the Clerk Auditor Department to assure that all financial and programmatic regulations are being followed. The County Planning Department will be the lead agency in assuring that all environmental requirements are followed and clearances are obtained before commencing any CDBG activities. The County will develop a policies and procedures manual to guide the monitoring process. It is the desire of Davis County to meet all Federal and local requirements in administering CDBG funding.

## Priority Needs Analysis and Strategies (91.215 (a))

- 1. Describe the basis for assigning the priority given to each category of priority needs.***

This plan estimates the households in the County based upon very low income, low income, moderate income, other income, renters and owners, elderly individuals, and persons with disabilities. This Plan also addressed housing estimates for single persons, families, large families, and persons with HIV/AIDS.

The basis for assigning priority to categories of needs is based upon cost burden, high housing cost, severe cost burden, overcrowding (specifically for large families), and substandard housing conditions within the County when compared to the County as a whole.

CDBG funds received during the course of this Plan will specifically benefit low and moderate income households in the County. The Plan identifies the number of such households in the County and focuses the highest priority on those areas where there are the greatest numbers of such households. This priority may include such activities in the County as providing opportunities to become homeowners, improving wage-earning skills, providing a decent living environment, or increasing access to public services and infrastructure.

It is also noted that senior citizens, disabled, and similar segments of the populations are prioritized for CDBG funds, as these groups are presumed to be low or moderate

income. Activities and programs geared toward these population segments are included as part of this plan

**2. *Identify any obstacles to meeting underserved needs.***

The County realizes that obstacles do exist in meeting underserved needs and populations. The current primary obstacles the County is experiencing are a reduction in funding for social service providers and housing providers and local municipalities who provide infrastructure improvements to low and moderate income residents of the County. An additional priority is to provide quality affordable housing for residents across the County, as many areas are priced out of reach of low and moderate income residents.

The County supports local non-profits and local service providers plans to end chronic homelessness and provide services to low or moderate income families. The County also supports infrastructure planning done at the municipality level, and encourages cities to apply for eligible CDBG infrastructure projects in low and moderate income areas of their cities.

Another obstacle is a lack of information about the requirements of the CDBG program that causes potential applicants to design potential projects that do not meet grant requirements. The County will inform and assist potential applicants to meet the requirements of the CDBG program.

Davis County's CDBG program is competitive in nature and it is unknown which projects will be designed and funded at the time the Consolidated Plan is submitted. The County will make every effort to fund the best possible projects that meet national requirements for HUD and CDBG funding.

## **Lead-based Paint (91.215 (g))**

**1. *Estimate the number of housing units that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families.***

The table below identifies the estimated number of potential homes with lead based paint hazards homes that may require inspection and/or removal of lead based paint:

Number of housing units in Davis County	94,789	
Number of housing units built before 1979	37,782	40%
Number of households (2009)	87,074	
Number of households living below poverty level (2009)	6,581	7%
<b>Number of households living below poverty level in homes built in 1979 and before</b>	<b>2,734</b>	<b>3%</b>

(Source: U.S. Census Bureau, Census 2000 Sample Data File, Housing Units)

**2. *Outline actions proposed or being taken to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.***

Homes built before 1978 should be tested for lead-based paint. Davis County housing providers and the Davis County Health Department can inspect and mitigate lead-based paint. In Davis County, the health department has trained and certified inspectors who test resident's homes and have brochures and information for residents who think they may have a home with lead based paint. These agencies handle information calls and explain the process of removing lead based paint safely. They also coordinate with state programs on how to help educate residents on the dangers of lead based paint. The Utah Division of Air Quality can monitor and inspect abatement processes.

In order to mitigate a structure from lead-based paint for rehabilitation, the following steps are followed:

1. Inspect the Paint  
This will determine if it has lead and where it is located. A certified inspector should be used to ensure that HUD guidelines are followed.
2. Assess the Risk  
A risk assessment identifies lead hazards from paint, dust or soil.
3. Mitigate the Risk  
To permanently remove lead hazards, an "abatement" contractor is needed. Financial aid is available in most areas for qualified persons. Housing authorities and others that receive CDBG funds for housing rehabilitation will follow these steps to ensure proper removal of risk.

According to the Davis County Health Department, incidents arising from lead-based paint poisoning the county are extremely rare. The Health Department reports providing 44 lead consultations in 2009, down from 129 in 2007. As such, the Health Department no longer conducts a regular evaluation program for lead-based paint hazards in the County. Instead, the focus of the Health Department is on educational programs on the risks associated with lead-based paint and common tips on mitigation of such hazards. The County supports the educational efforts of the Health Department. As County CDBG funds are used for housing rehabilitation of pre-1979 housing units, they will be assessed for lead paint hazards and mitigated as necessary. Every subgrantee agreement with the County requires the subgrantee to assess and mitigate the hazards.

## HOUSING

### Housing Needs (91.205)

*\*Please also refer to the Housing Needs Table in the Needs.xls workbook*

- 1. Describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, victims of domestic violence, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost- burden, substandard housing, and overcrowding (especially large families).**

Based on CHAS housing data for 2000, Davis County families with household income less than 30% of median family income (MFI) are experiencing the greatest housing need: 75% of renters and owners are paying more than 30% for housing and 63% are paying more than 50% of their income on housing. It is even worse for large families living in rental housing: 90% are paying more than 30% and 80% are paying more than 50% of MFI. This cost burden means trade-offs among groceries, health care, and transportation needs. Of households earning less than 30% of MFI, 77% report a housing problem of some kind – cost burden, overcrowding and inadequate kitchen or bathroom facilities. Small families and elderly earning less than 30% MFI also experience greater cost burden than families and elderly earning more than 30% and 50% MFI. The senior income category reporting the most housing problem (69%) is the 30% to 50% MFI group renting their housing.

The Housing Authority reports that of the families on the waiting list for Section 8 assistance, 64% are families with children and 83% have household income less than 30% of MFI. In addition 25% of families on the waiting list have some members with disabilities.

The National Low Income Housing Coalition estimates that County households who need a four bedroom housing unit need to have 2.4 incomes making at least the average renter age of \$9.60/hour. It is clear that large families have a greater need for affordable housing than other family sizes.

Based on recent population growth rates in the County, the estimated need for new housing in Davis County is approximately 6,000 total units per year. This number is not being produced due to the current economic condition and the County has not seen growth like that since 2007-2008. For the year 2010, the number of estimated housing units needed for households at or below the poverty line is 81 new units. Davis County can estimate that at least 400 new units of affordable housing will be needed during the implementation timeframe of this Plan just to accommodate growth. Couple that number with the number of households on the Housing Authority waiting lists (1,830) result in a large number of affordable housing units needed to be developed. This goal is not achievable in the current economic conditions; however the County is committed to support the development of affordable housing for residents.



- 2. To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must complete an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.***

Based on Housing Authority data for the Section 8 waiting list, there is a disproportionately large percentage of white households (89%) who are in need of affordable housing in Davis County, with Hispanic households comprising 15% of households in need of Davis County. The County does not have any census tracts containing racial or ethnic groups with a disproportionately greater need in comparison to the needs of any particular racial or ethnic category.

## **Priority Housing Needs (91.215 (b))**

- 1. Identify the priority housing needs and activities in accordance with the categories specified in the Housing Needs Table (formerly Table 2A). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.***

The highest priority housing needs are those of the extremely low-income households, both renters and owners, but especially large family renters. The other high priority housing need identified is the very low-income households, both owners and renters. All other housing needs are considered significant however, and are noted as medium priorities.

Low income owners could be targeted with assistance from emergency home repair and rehabilitation programs that serve to maintain the older housing stock in the County. Likewise, low-income renters could be targeted with assistance from down-payment programs and the development of more affordable housing units. For special needs populations, transitional housing and supportive housing are high priorities to assist persons moving from crisis shelters and treatment centers.

- 2. Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category.***

*Note: Family and income types may be grouped in the case of closely related categories of residents where the analysis would apply to more than one family or income type.*

Housing data shows almost all large households with extremely low and very low incomes living in Davis County have significant housing cost burdens. This includes those households who rent and those who own their own homes. Although the overall number of persons may be lower than in other categories, the total percentage is much higher, and thus this population is considered to be cost-burdened and a high priority. Seniors in the very low income renter category are also cost-burdened and a high priority.

**3. *Describe the basis for assigning the priority given to each category of priority needs.***

High priorities were given to the greatest needs based on percentages and numbers of households. However, all households and income levels reported some type of housing problem. It is for this reason that all other categories not prioritized as high were prioritized as medium priorities.

**4. *Identify any obstacles to meeting underserved needs.***

There are a large number of households, especially large families, who are cost-burdened in Davis County, particularly in the low and extremely-low income categories. With limited funding alternatives in the current economic recession and downturn in the housing market it will be difficult to meet the needs of all households.

## **Housing Market Analysis (91.210)**

*\*Please also refer to the Housing Market Analysis Table in the Needs.xls workbook*

**1. *Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families. Data on the housing market should include, to the extent information is available, an estimate of the number of vacant or abandoned buildings and whether units in these buildings are suitable for rehabilitation.***

### ***Supply***

Rental: In 2008, Utah's renter households were 214,400. The unemployment rate is 5.4% in Utah and 9.4% for the Nation. Many workers are losing jobs which leads to missed payments which can lead to eviction. Many new apartment units were constructed in recent years. New rental apartment construction was up 97% in 2009 and account for 37% of all new residential construction. This is the most apartment construction since 1998.

Ownership: The number of homes available on the market has been larger than in recent years due to high mortgage loan standards and market prices. However, home sales are up from last year and prices are expected to stabilize. Therefore the supply of homes for sale will increase. Fannie Mae predicts sales to increase by double digits in 2010. Larger homes with values of more than \$300,000 have been on the market longer than lesser priced homes.

### ***Demand***

Rental: Historically low mortgage rates, declining home prices and several home-buyer incentives have helped renters become homeowners, reducing the demand for rental units. Another factor in the reduced demand is lower job and population growth. The recession has hurt the rental market. Job losses are increasing vacancy and turnover rates. Additionally, apartment construction over the last few years has increased and these units are now on the market, increasing the supply even more.

This especially helps lower income households who may have been looked over by landlords in recent years.

In 2009, 32.6% of all households in Utah were renters. Since January of 2009, market rent has dropped nearly 2% to \$756 in Salt Lake County quite a disparity from the annual increase of 5% from 2007-2008 and 9% in 2009-2007.

(Source: <http://www.allbusiness.com/real-estate/commercial-residential-property/12938713-1.html>)

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**Ownership:** Nationally, homeownership rates were at their highest in 2004 at 69%. Since then, due to a high number of foreclosures, the collapse of the housing market, and increased lending restrictions, ownership rates have dropped to about 67%. Some lenders now require a 20% deposit in order to qualify for a mortgage. As mentioned above, because many people are losing their jobs they are in turn struggling to make mortgage payments and many are losing their homes as a result.

### ***Condition***

**Rental:** Because the demand for rental units is down, many landlords have to offer incentives to attract potential renters. They also have to spruce up their units to make them more attractive to potential renters.

**Ownership:** Cities and counties are struggling to keep up with the maintenance expense associated with foreclosed homes. Cities do not have a budget for these expenses and yet seem to be held responsible for the maintenance. This in turn, results in decreasing homes values near foreclosed properties which can eventually affect an entire neighborhood.

### ***Cost***

**Rental:** Unlike 2007-2008, when lending standards were so restricted that future home buyers could not get into a home, they rented. This resulted in increased rental prices and demand. Since January of 2009, market rent has dropped mainly due to an increasing number of vacant units. In Salt Lake County, vacancies rose to 7.8%, a 1% raise from 2008. A vacancy rate of 5% indicates a stable market, where renters have more choice and incentives are offered.

**Ownership:** Home values are down. In Davis County average home prices are down about 6% from 2008. Bountiful saw the biggest decrease of 11% followed by North Salt Lake at 10% and Syracuse at 8%. Kaysville and Centerville are the only two cities that had an increase in home price, averaging a 3% increase from 2008. In Weber County, average home prices are down on average 11% from 2008.

**Foreclosure:** In Utah, 8% of homeowners are delinquent or in foreclosure status as of July 2009.

Utah ranked 5th place in the nation in the midyear 2009 US Foreclosure Market Report by RealtyTrac Inc. The foreclosure rate has increased nearly 88% from the same period last year. Davis County foreclosure rates are relatively low, 1 out of every 406 households. Currently there are 227 foreclosures in 9 of Davis County's 15 jurisdictions.

(Source: Wasatch Front Regional Multiple Listing Service, Home Prices along the Wasatch Front, 2009 second quarter median home prices compared to 2008.

<http://extras.sltrib.com/homeprices/Index.asp?County=Salt%20Lake>)

(Source: Realtytrac, September 2009.

<http://www.realtytrac.com/TrendCenter/default.aspx?address=Davis%20county%2C%20UT&parsed=1&cn=Davis%20county&stc=UT>)

***Special Needs Persons***

The Davis Community Housing Authority (DCHA) has set aside 72 public housing units for the elderly and persons with disabilities. DCHA also administers 75 Section 8 vouchers for the disabled. There is no significant population of persons with HIV/AIDS in Davis County and no set aside housing units. The State administers HOPWA funding that would include Davis County.

***2. Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).***

The Housing Authority operates 158 public housing units and does not anticipate losing any of them. The Authority manages 1,036 Section 8 vouchers in the County, 28 substantial rehabilitation vouchers, 83 moderate rehabilitation vouchers and 30 others and does expect to lose any of them. In addition, there are 604 project-based units in private ownership.

***3. Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units. Please note, the goal of affordable housing is not met by beds in nursing homes.***

Davis County housing priorities address the housing issues of extremely low income households (<30% FMI) in general and large families in particular. Very low income households (<50% FMI), both renters and owners, are also a high priority.

These particular priorities stem from the fact that current home prices are out of reach for most low- and moderate-income households. Providing highly subsidized homes in combination with down payment assistance, closing cost assistance and home ownership counseling will allow these populations the opportunities to purchase a home. Other housing priorities include the acquisition and rehabilitation of existing rental units, construction of new rental units and the rehabilitation of existing owner-occupied homes. Since the general housing stock of Davis County has been documented as good overall, work with existing units is considered a medium priority. Overall, rental housing for special needs populations is a high priority.

## Specific Housing Objectives (91.215 (b))

### *1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.*

Davis County has adopted the following housing priorities and objectives for the five-year period of the Plan using CDBG funds, as follows:

Obj #	Specific Objectives	Performance Indicators	5 Year Goals	Outcome/Objective
DH1.1	Provide emergency repairs to eligible renters and owners, extremely low- to moderate-income households	Maintain existing affordable housing stock	50	Decent Housing 1
DH1.2	Provide affordable housing rehabilitation for renter and owner housing for extremely low- to moderate-income households	Maintain existing affordable housing stock	20	Decent Housing 1
DH1.3	Provide funding for development of affordable special-needs housing for very low- to moderate-income households	Increase affordable housing stock	5	Decent Housing 1
DH2.1	Provide grants for downpayment assistance to eligible low- to moderate-income households	Increase home ownership for low/mod households	100	Decent Housing 2
DH2.2	Provide low interest loans for eligible low- to moderate-income home buyers	Increase home ownership for low/mod households	10	Decent Housing 2
SL1.1	Provide funding to organizations that serve homeless persons or to prevent homelessness in extremely low to moderate income households	Reduce and prevent homelessness	50	Suitable Living 1

Over the next five years, Davis County desires to help residents and prospective residents achieve the opportunity of home ownership. The County will use CDBG funds to specifically assist eligible moderate and/or low income families obtain suitable and decent housing. The County will continue to support local service providing agencies that provide immediate and long term assistance to income eligible residents.

The County will provide CDBG funds to housing projects/programs that may include:

- Property acquisition and site improvements
- Rehabilitation, including accessibility
- Downpayment assistance
- First time homebuyer assistance
- Minor emergency home repairs
- Energy efficiency
- Preparation of local government housing plans

Funds for these projects/programs are dependent upon the annual submission of eligible applications from qualified housing organizations and CDBG funds allocated annually to the County by HUD.

**2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.**

Federal, State, and local public and private sector resources are all utilized in accomplishing goals of this Plan and of the CDBG program as a whole. Reasonably expected funds will come from many sources including but not limited to:

COMMUNITY DEVELOPMENT BLOCK GRANT (Urban County Program):

Grants that assist in developing viable communities by providing decent housing, a suitable living environment and expanding economic opportunities principally for persons of low and moderate incomes.

UTAH WEATHERIZATION ASSISTANCE PROGRAM:

Helps low-income households, particularly those with the elderly and disabled residents, reduce energy consumption.

OLENE WALKER HOUSING LOAN FUND (OWHLF):

Provides low interest mortgage rates to low income households including first-time home buyers, residents with special needs such as the elderly, developmentally disabled, physically disabled, victims of abuse, and Native Americans.

STATE ENERGY ASSISTANCE AND LIFELINE (SEAL):

HEAT – HOME Energy, Assistance, Target, HELP – Home Electric Lifeline, UMP – Utility Moratorium Protection, UTAP – Utah Telephone Assistance

PRIVATE ACTIVITY BONDS:

Tax exempt bond projects; acquisition, rehabilitation, new construction of multiple-family rental projects in the State.

CONTINUUM OF CARE GRANTS (COC):

Funds allocated by HUD to local planning agencies (Balance of State Continuum of Care for Davis County) for homeless activities, including homeless prevention. Housing authorities and nonprofit homeless providers are eligible recipients.

## **Needs of Public Housing (91.210 (b))**

***In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including the number of public housing units in the jurisdiction, the physical condition of such units, the restoration and revitalization needs of public housing projects within the jurisdiction, and other factors, including the number of families on public housing and tenant-based waiting lists and results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25). The public housing agency and jurisdiction can use the optional Priority Public Housing Needs Table (formerly Table 4) of the Consolidated Plan to identify priority public housing needs to assist in this process.***

The Davis Community Housing Authority (DCHA) is located in Farmington and serves the County low-income residents. DCHA operates 158 units of public housing in

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Davis County, of which 72 are one-bedroom units designated to house low to very-low income elderly and/or disabled households in Bountiful. The remaining 86 units are two, three and four bedroom units located in Clearfield, Layton, Centerville and Bountiful which house low to very-low income households. It also manages 1,036 Section 8 vouchers, with 143 other types of vouchers for low-income households. The Authority reports that over 1,379 households are on one or more waiting lists for section 8 assistance and over 440 people are waiting for public housing. This represents a two-year wait. The Authority utilizes a portion of its \$8.8 million annual budget for modernization and maintenance of the owned units. Presently, funds collected have been sufficient to keep the public housing stock in good order. In the event that funding is reduced, the existing conditions of the public housing stock may be jeopardized.

DCHA does not foresee the loss of any of its public housing stock, nor any of its Section 8 Housing Choice vouchers.

The Authority would also like to grow its emergency home repair program in order to maintain quality structures for low income residents who would not otherwise be able to. The Authority plans on applying for CDBG funds during the next five years that this Plan covers.

## **Public Housing Strategy (91.210)**

- 1. Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list), the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing, and the public housing agency's strategy for improving the living environment of extremely low-income, low-income, and moderate families residing in public housing.***

The following information comes from the Davis Community Housing Authorities 5-Year and Annual Plan, which was submitted to HUD in October 2010.

In order to address the most pressing housing needs in Davis County, the Authority plans to maximize the number of affordable units available to the Authority within its current resources. They will do this by pursuing the following strategies:

- Reducing turn over time for vacated public housing
- Maintaining or increasing Section 8 lease-up rates by establishing payment standards that will enable families to rent through the jurisdiction
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

The Authority would like to increase the number of affordable units, and plans to accomplish this by:

- Applying for additional Section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed—finance housing



- Pursue housing resources other and public housing or Section 8 tenant-based assistance

In order to address needs for specific family types the Authority has presented the following strategies:

- Meet or exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing and tenant-based section 8 assistance
- Adopt rent policies for families at or below 50% of AMI
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Maintain 100% occupancy of 75 section 8 Mainstream Vouchers for the disabled
- Continue to affirmatively market assisted housing opportunities to minority population
- Counsel section 8 tenants who have cause to believe they have been discriminated against and the proves for having their concerns heard

While DCHA's housing stock is aging, with the units being more than 25 years old, staff continues to use its skills and limited financial resources to maintain them in good condition. DCHA will continue to maintain its public housing stock in good condition by performing preventive maintenance services and investing in capital improvements through the use of the Capital Fund grants it receives.

With the use of Capital Fund grants, DCHA recently modified nine of the public housing units to make them fully wheelchair accessible. In addition to these units there are two units that are partially accessible, and numerous others that have been made accessible to persons with vision or hearing impairments. DCHA will provide reasonable modifications to policies or to the units to allow persons with a disability full access to the programs administered by DCHA.

In order to provide an improved living environment, the Authority has repaired camera systems at the elderly/disabled projects which provides for a sense of security for residents. It has updated the emergency preparedness plan and will have practice evaluation drills in order to increase safety and security for residents.

***2. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))***

The Davis County Consolidated Plan supports the needs of public housing by committing to fund public housing activities with CDBG funds. Davis County provides community development notices to DCHA for posting so residents can become informed about the County CDBG program. DCHA supports the County's Consolidated Plan by providing programs that meet the needs of low-income residents and encourage them to become self sufficient.

DCHA encourages residents to be involved with management through its Resident Advisory Board (RAB). RAB members meet periodically to review and provide input on policies, and to make suggestions to DCHA regarding ways to encourage residents to improve the quality of their lives. The RAB also provides valuable input to DCHA when the Annual and the Five-Year Plans are developed.

One of these programs is the Family Self-Sufficiency Program which combines support services, setting goals and setting up escrow savings. Public housing residents are required by federal regulation and their lease agreement to either participate in a self-sufficiency activity or perform community service for eight hours each month. This provides residents with valuable experience and gives them the opportunity to perform a service that enhances the quality of life for others in the community as well as themselves. Education and vocational training are top priorities of the program. A high percentage of clients are either fully or partially employed. DCHA case managers provide information and referrals to numerous outside supportive service agencies as appropriate.

***3. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))***

The most recent SEMAP score is 100%, and the Authority is considered a High Performer under the PHAS reporting. The modernization programs are proceeding as planned, and all Capital Fund monies are obligated and expended within HUD requirements. The Authority continues to concentrate efforts on improving "curb appeal" at all Authority owned properties in order to meet PHAS requirements.

## **Barriers to Affordable Housing (91.210 (e) and 91.215 (f))**

***1. Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.***

Davis County fosters a diverse and balanced community with housing that offers a wide range of choices for all income levels of households. A balanced housing environment would include housing choices for children of existing families and their elderly grandparents who no longer need large family homes. An emphasis on large-lot single family homes forces young adults and elderly to move to more developed cities in neighboring counties. The County supports mixed-income, mixed-use and transit-oriented development, as well as adequate reliable public transportation so that residents may access employment, goods and services and affordable housing. As the participating municipalities Moderate Income Housing Plans are updated and amendments to zoning ordinances are proposed reviews of the potential impacts on housing are required to ensure that barriers are not being created. Zoning ordinances need to effectively address the County's changing housing needs.

One of the most pressing barriers to affordability is the concept of fair share. Some cities have a preponderance of moderate income housing while others have little or none.

The high cost of housing in Davis County coupled with a shortage of affordable housing for low-income households is significant barrier to affordable housing. This

has been exacerbated by current economic conditions, housing foreclosures, subprime loans and rising unemployment.

Some landlord programs are also becoming obstacles to obtaining housing for low-income households. Some local jurisdictions are adopting good landlord programs which provide discounts on license fees for apartment owners who agree to run credit and criminal background checks on all applicants and refuse to rent to high risk tenants. Programs need to be developed that assist landlords to rent to such high risk households.

**2. Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.**

The following table summarizes barriers and strategies:

**Affordable Housing Barriers and Strategies**

Barrier	Strategy
Community lacks political will to develop multiple-family housing.	Make affordable housing a requirement for any new housing development.
Community does not make concessions for multiple-family housing.	Encourage affordable housing professionals to meet with local planning committees and councils to explain the need and benefit of affordable housing.
Community has no available land for new development; it is built-out; only option is tear down and build new or infill.	Zone for higher densities and allow for multiple-family housing and accessory dwelling units.
Zoning ordinances limit or restrict multiple-family housing.	Request flexibility in zoning ordinances. Zone for higher densities and allow for multiple family housing and accessory dwelling units.
Housing costs are extremely high i.e. property, construction, building	<ul style="list-style-type: none"> <li>- Request reduction in impact fees for low-income housing developments.</li> <li>- Create partnerships with housing authorities, Habitat for Humanity, Utah Housing Corporation, Rural Housing Development; non-profits</li> <li>- Encourage more efficient uses of building materials, construction methods and design.</li> </ul>
Community lacks the staff with the capabilities needed for developing affordable housing.	Encourage participation of staff in various Federal, State, and Local training programs.
Resources are fragmented, i.e. federal, state and local.	<ul style="list-style-type: none"> <li>- Partner with housing providers and lenders to increase opportunities.</li> <li>- Provide educational programs and services or direct citizens to such program and services.</li> </ul>

Moderate-Income Housing plans are not up to date and/or implemented.	-(House Bill 295 does not require implementation) -Seek funding from housing programs to hire temporary staff to update plans.
Land owners and developers likely focus on higher profit margins, i.e. single-family	Offer incentives to affordable housing developers.
Citizens in rural areas tend to prefer single-family homes on larger sized lots.	Explain the need for more affordable housing and housing choices; public awareness is needed.
Communities may feel that multiple-family housing units increase the crime rate.	Explain how affordable housing can be scattered throughout the community; 2 unit condos, townhomes, patio homes, etc.

## HOMELESS

### Homeless Needs (91.205 (b) and 91.215 (c))

*\*Please also refer to the Homeless Needs Table in the Needs.xls workbook*

***Homeless Needs— The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction, (including rural homelessness and chronic homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and children, (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered. In addition, to the extent information is available, the plan must include a description of the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.***

Davis County is relying on information presented by the Utah Department of Community and Culture (DCC). The DCC prepared the "Utah 2010 Point-in-Time County" for homeless individuals in January 2010. This is the most reliable data we have for estimating the needs of the homeless population in Davis County.

#### Point-In-Time Count of Homeless 2010

Homeless Population	Number Sheltered	Number Unsheltered	Total
Households w/children	33	1	34
Households w/o children	1	0	1
Individuals	14	1	15
Unaccompanied children	0	0	0
Total households	48	2	50
Total persons in households			127
<b>Homeless Subpopulations</b>			
Mentally ill	16	1	17
Chronic substance abuse	8	0	8

HIV/AIDS	0	0	0
Victims of domestic violence	28	1	29
Veterans	1	0	1
Chronically homeless	1	1	2

Based on the data above, it is possible to estimate the **annual number of homeless** in Davis County as 629 homeless individuals, with 550 individuals in 170 families with minor children.

Davis County does not have a big chronic homeless population but the primary needs are for victims of domestic violence and those with mental illness.

Not reported above is a separate count of 1,073 homeless youth in schools in Davis County counted by the Davis School District. These children are living in a variety of transitional environments that include doubled with another family, in a hotel or motel, in a shelter, in a car, park, campground or public place, in a place without adequate facilities, or living as an unaccompanied minor.

The race or ethnicity of homeless individuals in Davis County is 95 or 78% white with 26 or 20% Hispanic or Latino.

Homeless needs in Davis County are split between services and facilities. The County lacks a homeless shelter, and this forces some of the homeless population to take up shelter north in Weber County or south in Salt Lake County where facilities exist. Davis County does have non-profit organizations that meet the needs of homeless individuals for services including emergency shelter and transitional housing as well as medical and counseling services. These organizations are currently under-funded and are attempting to just maintain the level of service they currently provide while attempting to prevent level of service from dropping.

## **Priority Homeless Needs**

- 1. Using the results of the Continuum of Care planning process, identify the jurisdiction's homeless and homeless prevention priorities specified in Table 1A, the Homeless and Special Needs Populations Chart. The description of the jurisdiction's choice of priority needs and allocation priorities must be based on reliable data meeting HUD standards and should reflect the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals. The jurisdiction must provide an analysis of how the needs of each category of residents provided the basis for determining the relative priority of each priority homeless need category. A separate brief narrative should be directed to addressing gaps in services and housing for the sheltered and unsheltered chronic homeless.***

The "Continuum of Care" is a national planning process that operates in Utah and other states to administer programs emanating from the McKinney – Vento Homeless Assistance Act. The Continuum concept recognizes that there exists varying needs of homeless persons. This Plan prioritizes the needs of the homeless population which exists in Davis County. Based upon Table 1A, Davis County recognizes that the largest category of homelessness results from victims of domestic violence followed by severely mentally ill and substance abuse populations. This is based upon counts

from the 2010 Comprehensive Report of Homelessness as well as coordination with local non-profits and agencies that provide services to homeless residents of the County.

Davis County desires to utilize CDBG funds for domestic violence shelters and related programs that offer assistance to homeless victims resulting from domestic violence. Various non-profit organizations offer assistance to victims of domestic violence including Safe Harbor who provides emergency and transitional housing. Family Connection Center in Davis County also provides emergency services, and transitional housing. The County will continue to provide priority to those programs that serve the needs of Davis County's homeless populations, and will consider funding projects in Salt Lake City where proof of need can be established that they are providing services for residents of Davis County.

The following activities or action steps were identified by service providers or the local homeless coordinating committee representing Davis County. Each has gone through a rigorous process to identify five year goals based on the greatest need and/or existing gaps in the current continuum of care program. Each goal is geared toward helping homeless families and individuals, chronically homeless, very low income, low income and moderate income households. The following activities require the addition of new resources outside the continuum of care program.

***Activities (to prevent homelessness and move to permanent housing) to Address Emergency Shelter and Transitional Housing Needs***

Organization	Goal	Emergency Shelter Activities
Davis County Housing Authority	2010-2014 - Improve Living Environment	Install security cameras

***Activities to Address Transitional Housing Needs***

Organization	Goal	Emergency Shelter Activities
Davis County Housing Authority	2010-2014 - Improve Living Environment	Install security cameras

***Action Steps to End Chronic Homelessness or to Mitigate Homelessness***

Organization	Goal	Emergency Shelter Activities
Family Connection Center	Accomplished through 2008	47 Families (49 adults and 104 children) 73% of families were housed for more than 6 months. 72% obtained or maintained employment
Davis County Housing Authority	Improve Living Environment Promote Self Sufficiency	- Install Security Cameras - Increase independence of disabled families - Continue to administer self sufficiency programs

Local Coordinating Committee	2010-2014 - Reduce Number of Chronically Homeless	<ul style="list-style-type: none"> <li>- Acquire rental units for homeless (possibly in Woods Cross).</li> <li>- Leverage monies with CDBG and Section 8 Vouchers.</li> </ul>
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***Activities to Address Affordable Housing and Assisted Housing***

Organization	Goal	Emergency Shelter Activities
Davis County Housing Authority	2010-2014 - Expand Supply of Assisted and Affordable Housing	<ul style="list-style-type: none"> <li>- Apply for more rental vouchers.</li> <li>- Acquire more units.</li> <li>- Reduce turnover of vacated units.</li> <li>- Leverage monies and partner with other agencies to acquire more units.</li> </ul>
	2010-2014 - Improve Quality of Existing Housing	<ul style="list-style-type: none"> <li>- Improve public housing.</li> <li>- Maintain Section 8 vouchers.</li> <li>- Rehab units: Upgrade heating and cooling to comply with section 504 requirements. Upgrade computers. Provide training of staff for regulatory updates. Improve curb appeal.</li> </ul>
	2010-2014 - Increase Assisted Housing Choice	<ul style="list-style-type: none"> <li>- Recruit and retain landlords.</li> <li>- Lease all units.</li> <li>- Continue outreach with landlords.</li> </ul>
	2010-2014 - Improve Living Environment	Install security cameras
	2010-2014 - Ensure Equal Opportunity & Affirmatively Further Fair Housing	Ensure access to housing regardless of race, color, national origin, sex, familial status or disability

***2. A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.***

Davis County does not have a big chronic homeless population but the primary needs are for victims of domestic violence and those with mental illness.



## Homeless Inventory (91.210 (c))

*The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children and subpopulations identified in Table 1A. These include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low-income individuals and families with children (especially extremely low-income) from becoming homeless. The jurisdiction can use the optional Continuum of Care Housing Activity Chart and Service Activity Chart to meet this requirement.*

Davis County itself does not operate any homeless facilities. The capacity of Davis County year-round homeless beds is limited. There are currently 32 emergency shelter beds, 127 transitional housing, and 44 permanent supportive housing units. The majority of homelessness in Utah is within Salt Lake County, and therefore the majority of support services reside in that county. This causes a displacement effect of Davis County residents who migrate south or north where facilities exist. Therefore, Davis County supports the programs and facilities offered by other state and local agencies to assist homeless persons in the County.

The local non-profit organizations that provide shelter and programs for homeless persons in Davis County include:

The **Davis Community Housing Authority** currently administers section 8 housing vouchers and operates a number of public housing facilities in Davis County which assist homeless families with children.

**Safe Harbor** shelter provides temporary shelter for women and female-headed families who are victims of domestic violence. This non-profit shelter serves hundreds of homeless individuals and families each year by referrals and provides counseling services as needed. The shelter can accept 45 domestic violence victims for stays lasting up to 30 days.

The **Family Connection Center** (FCC) is the primary facility in Davis County that provides services to homeless families. Most of those served by this facility are very low income families. The FCC has a broad range of family assistance services including: crisis childcare services, food bank assistance, parenting education, transitional housing, counseling, life skills classes, and other educational support along with 'respite' day care. In 2010, FCC reports that 298 families were helped with their motel voucher program which offers stays in local motels for families who have recently become homeless, or who are on the verge of becoming homeless.

**Davis Behavioral Health** supplements programs offered by non-profit organizations in Davis County. DBH operates a number of apartments for clients with ongoing mental illness or substance abuse problems. This organization assists in filling gaps in needs for homeless persons with a mental illness through housing and temporary shelter at participating locations.

The **Family Promise - Salt Lake** (formerly the Salt Lake Interfaith Hospitality Network) is a network of 38 churches along the Wasatch Front, which includes Davis County, assisting with homeless housing services. The Interfaith works using national faith-based initiatives that follow the Continuum of Care guidelines.

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Churches who participate in this network also host homeless families for up to one week for short-term intervention. Also, network churches use extra space at local church buildings to accommodate homeless families. The participating churches in the network are part of the HMIS tracking system and in 2006 reached “compliant” status. The church network has reported that single women with children are by far the fastest growing segment of the apparent homeless population. Thirty-five to forty families are assisted each year through the network.

**The Road Home** is a shelter for both men and women. It can also accommodate families and persons with a disability. The shelter is located in Salt Lake City, and has shown that it benefits residents who have migrated from Davis County.

**Rescue Mission** has a shelter in both Salt Lake City and Ogden City and provides homeless services primarily to single males and the chronically homeless. The facility offers food and overnight shelter.

The **Catholic Church** operates St. Anne’s shelter in Ogden that provides 80 beds and St Mary’s Home for Men in Salt Lake City that contains an equal number of beds. These centers primarily provide services for the chronically homeless.

**First Step House** is operated by the State of Utah and Salt Lake County to assist homeless persons seeking substance abuse treatment.

Although major regional facilities are identified above, other services and programs are provided to homeless individuals and families by various non-profit organizations, church organizations, and state and local agencies.

## Homeless Strategic Plan (91.215 (c))

- 1. Homelessness— Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living. The jurisdiction must also describe its strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.***

The County will continue to participate in the Balance of State Continuum of Care system and the development of housing and supportive policies and goals. The state homeless coordinating committee (HCC) has formed four subcommittees to focus on four key strategies:

- Discharge planning: Expand the range and availability of prevention strategies by effective discharge planning for individuals coming out of prisons and jails, mental institutions, foster care system and other institutional setting, and provide supportive services so individuals do not lose their current housing. The County has formed a discharge planning committee to develop plans and policies.

- Affordable housing: As part of a housing first strategy help families and individuals quickly access and maintain their housing, then follow-up with services to support other family and individual needs. The Davis Homeless Coordinating Committee is investigating sites for potential transitional housing.
- Supportive services: provide case management to individuals and families become more self-sufficient. The Davis Local Homeless Coordinating Committee meets monthly to coordinate activities and information about resources for supportive services available to households coming into homelessness.
- Information systems: The State operates the Homeless Management Information System (HMIS) to provide reliable information. The Family Connection Center reports data into the HMIS system.

Davis County's pilot project, through the Family Connection Center, is for transitional housing. There are three families working towards permanent housing. Two families have transitioned into permanent housing. The Center is looking to fill the vacancies created by those two families moving on. Additionally, the council is working with other cities to start a housing complex for families.

***2. Chronic homelessness—Describe the jurisdiction's strategy for eliminating chronic homelessness by 2012. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness. Also describe, in a narrative, relationships and efforts to coordinate the Conplan, CoC, and any other strategy or plan to address chronic homelessness.***

Davis County does not have a big chronic homeless population but the primary needs are for victims of domestic violence and those with mental illness. The County supports the efforts at the Balance of State Continuum of Care as it implements the Plan to End Chronic Homelessness. The County has developed its own plan to end chronic homelessness through the four strategies outlined above.

***3. Homelessness Prevention—Describe the jurisdiction's strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.***

The County supports coordination among social service providers working with low income households to identify households at risk and help them access services to avoid homelessness. The County will continue to partner with agencies that provide education, job training and supportive services to those who are at-risk of homelessness or may be soon at risk. The County will continue to support planning and the development of policies to promote discharge planning and reduce the potential of homelessness for those affected populations.

**4. Institutional Structure—Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.**

The County participates in the Balance of State Continuum of Care (COC) planning system for COC HUD homeless grants. The County chairs the Davis Local Homeless Coordinating Committee which meets monthly to coordinate activities among the local homeless service providers and to determine the best way to leverage available resources. In addition to Davis County (both County commissioners and Planning Department), members include the state Department of Workforce Forces, state Department of Corrections, state Department of Community and Culture, Davis Community Housing Authority, Davis Behavioral Health, Family Connection Center, Bountiful Community Food Pantry, Safe Harbor, Davis School District and Head Start. Representatives of local churches also attend on occasion.

**5. Discharge Coordination Policy—Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include “policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons.” The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.**

Effective discharge planning can mitigate homelessness. Discharge planning identifies and organizes services to help a person return to the community when exiting a public institution or other support or custodial setting such as jail, prison, child welfare, hospital and mental health facilities.

In Utah, State Departments and agencies discharging clients from public facilities identify those who may become homeless upon discharge. The State's Ten Year Plan to End Chronic Homelessness stated discharge planning as its top five year goal. The State wants to ensure that facilities are not discharging people to the street or homeless shelter and that they have timely access to homeless prevention resources. Actions steps in achieving this goal include: (1) increasing access to permanent supportive housing and services targeting prisons, mental health facilities, foster care and hospitals; (2) by policy, each person discharged from prison and mental health facilities has a housing and self-reliance plan; (3) effectiveness of the housing and self-reliance plan will be judged on the number of persons that remain in stable housing for 12 months. The County's Plan to End Chronic Homelessness supports the development of policies and plans at the local level.

## Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

This section does not relate to Davis County as it does not receive or administer ESG funds.

## COMMUNITY DEVELOPMENT

### Community Development (91.215 (e))

*\*Please also refer to the Community Development Table in the Needs.xls workbook*

- 1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), – i.e., public facilities, public improvements, public services and economic development.**

The County will solicit applications and support the allocation of funds to programs and projects that will improve the County's community development needs within participating municipalities, including public facility improvements to streets and sidewalks, access ramps, parks and building improvements for nonprofit organizations who serve low/moderate income clients in the County.

The five year goal for public facilities listed below will be allocated on an as needed basis to organizations that provide services to the elderly, youth, disabled, homeless, etc. to ensure they can operate safely and efficiently. The five year public infrastructure goals are for publicly owned streets, sidewalks and parks in participating municipalities to help neighborhoods have a quality living environment. The 15% annual goal for public services will assist supportive service organizations as they serve low/moderate income clients. Assisting these organizations will also serve homeless and housing priorities as well as community development.

#### Priority Community Development Needs

Type of Need	Priority	Five Year Goal
<b>Public Facilities – New and Rehabilitation</b>	<b>H</b>	<b>10</b>
Senior centers	H	
Facilities for disabled	H	
Facilities for homeless	H	
Youth centers	H	
Neighborhood facilities	H	
Child care facilities	H	
Health care facilities	H	
Mental health facilities	H	
Recreation facilities	M	
Parking facilities	L	
Other public facilities	M	
<b>Public Infrastructure – New and Rehabilitation</b>	<b>H</b>	<b>5</b>

Street improvements	H	
Sidewalks	H	
Accessibility ramps	H	
Park and playground improvements, including ADA	H	
Water and sewer lines	H	
Storm water drainage	H	
Landscape improvements, including tree plantings	H	
<b>Public Services</b>	<b>H</b>	<b>15%</b>
Senior services	H	
Handicapped services	H	
Legal services	M	
Child care services	H	
Substance abuse services	H	
Health services	H	
Crime awareness	M	
Fair housing services	H	
Housing counseling	H	
Food pantries	H	
After school programs	H	
Youth services	H	
Other services	M	

**2. *Describe the basis for assigning the priority given to each category of priority needs.***

The basis for assigning priorities to those categories is from the 2009 Community Survey done by Wasatch Front Regional Council. Davis County will not utilize any CDBG funds within unincorporated portions of the County for community development needs as it encourages development to occur in municipalities to receive municipal services like water and sewer. The County will rely on information provided by the municipalities within the urban county to determine individual needs within their jurisdictions. Community development projects will compete with all other eligible CDBG projects and activities, and will be funded based on the rating and ranking criteria.

**3. *Identify any obstacles to meeting underserved needs.***

An inadequate and inconsistent CDBG resource remains the largest obstacle in meeting the County's underserved community development needs.

One obstacle to meeting underserved needs within the Community Development portion of this Plan include each participating municipality's requirement to income-qualify portions of their city to utilize this funding for infrastructure improvements. In the past cities in Davis County have had a difficult time proving income qualification in some portions of cities where capital improvements were being made. This can create a financial burden on the city when it had hoped CDBG could assist with the funding sources.

Overall, Davis County community infrastructure is in good condition with consistent maintenance being performed yearly by individual city public works departments. Because the application process is competitive in nature and requires cities to apply to the CDBG program for funding, we are not able to determine exactly what projects will come into the program over the next five years. Davis County will be flexible

with spending and with goals in order to accommodate the needs of the entitlement areas of the County when considering community needs and infrastructure improvements.

4. ***Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.***

*NOTE: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.*

#### **SUMMARY OF SPECIFIC OBJECTIVES FOR COMMUNITY DEVELOPMENT**

<b>Code</b>	<b>Specific Objective</b>	<b>Performance Indicator</b>	<b>Five Year Goal</b>
<b>Provide a Suitable Living Environment</b>			
SL1.1	Allocate 15% of CDBG funds to public service programs that provide supportive services to low/moderate income persons	Programs that serve low/moderate income residents of Urban County	15% each year
SL1.2	Provide CDBG funds for building improvements to organizations that provide services to low/mod income clients	Number of projects for improvements	10
SL3.1	Provide CDBG funding for planning projects, such as general plans, historic preservation plan, and feasibility studies for eligible activities in eligible areas	Number of planning projects	2
SL3.2	Fund street design projects in eligible areas	Number of design projects	1
SL3.3	Fund street improvement projects that may include median islands, landscaping, irrigation, sidewalk, curb and gutter, and/or street reconstruction	Number of projects	3
SL3.4	Fund construction of physical accessible street corner ramps in eligible areas	Number of projects	3
SL3.5	Fund the replacement of cracked and displaced sidewalks in eligible areas	Number of projects	2
SL3.6	Fund the improvement of parks and park playgrounds in eligible areas	Number of projects	3



## **Antipoverty Strategy (91.215 (h))**

- 1. Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually). In consultation with other appropriate public and private agencies, (i.e. TANF agency) state how the jurisdiction's goals, programs, and policies for producing and preserving affordable housing set forth in the housing component of the consolidated plan will be coordinated with other programs and services for which the jurisdiction is responsible.***

Utah Department of Workforce Services estimates that approximately 8.1% of Davis County population is below the poverty line. Service providers in Davis County including the local Davis Community Housing Authority income-qualify all participants of their programs in order to best serve the needs of low-income residents in Davis County.

Davis County's antipoverty strategy involves supporting local non-profit organizations that provide counseling, teach life skills, and offer all types of other assistance to those residents living in poverty. The County will also utilize the Housing Authority in its antipoverty strategy to facilitate a housing repair program, provide public housing, and offer rental assistance programs. Davis County's program coordinates with those entities that are best equipped to address poverty concerns and provides an action-based antipoverty strategy.

- 2. Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.***

The County's goals include helping people living in poverty to meet their basic needs and achieve and maintain the highest degree of self-sufficiency possible. The County will continue to assist the development of affordable housing and to assist nonprofit service providers to assist persons in poverty with federal funds to the extent allowed by grant requirements and the available allocations of federal funds. The County will place a medium priority on funding requests for programs that provide adult and child day care, literacy skill improvement, employment mentoring, early child development and self-sufficiency.

The service providers in Davis County are part of an active network that aggressively seek to assist poverty-level households access mainstream federal and state resources to provide for their basic needs.

## **Low Income Housing Tax Credit (LIHTC) Coordination (91.315 (k))**

- 1. (States only) Describe the strategy to coordinate the Low-income Housing Tax Credit (LIHTC) with the development of housing that is affordable to low- and moderate-income families.***

This section on LIHTC does not apply to Davis County.

## NON-HOMELESS SPECIAL NEEDS

### Specific Special Needs Objectives (91.215)

**1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.**

Over the five years covered by this Plan, Davis County's specific objective in assisting special needs persons is by supporting local non-profit organizations and agencies that are already engaged in this service. Special needs persons include, but are not limited to: elderly, frail elderly, persons with disabilities, persons with a mental illness, female-headed households, and persons with HIV/AIDS. The County will specifically support non-profit organizations and government agencies that provide counseling, skill training, education, outreach, transportation, and housing opportunities for special needs persons.

There are numerous state agencies and local non-profit resources available to assist the County in its efforts to support services offered to special needs persons. The primary non-profit organizations include Family Connection Center, Safe Harbor, and Davis Behavioral Health. Elderly services are provided through Davis County Aging Services.

#### Summary of Specific Objectives for Special Needs Persons

Code	Specific Objective	Performance Indicator	Five Year Goal
<b>Provide Decent Living</b>			
DH1.3	Provide funding for the development of affordable and special needs housing	Number of units	5
<b>Provide a Suitable Living Environment</b>			
SL1.1	Allocate 15% of CDBG funds to public service programs that provide supportive services to low/moderate income persons	Programs that serve low/moderate income residents of Urban County	15% each year
SL1.2	Provide CDBG funds for building improvements to organizations that provide services to low/mod income clients	Number of projects for improvements	10

**2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.**

When CDBG applications are considered for funding, the special needs populations will be considered a high priority. The service providers noted above have other sources of private and government funding for their operations. In addition to CDBG, the County will also provide Community Service Block Grant funds to these programs. The CSBG is a pass-through grant from the State of Utah.

## Non-homeless Special Needs (91.205 (d) and 91.210 (d)) Analysis (including HOPWA)

*\*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.*

- 1. Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, victims of domestic violence, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (formerly Table 1B) of their Consolidated Plan to help identify these needs.***

***\*Note: HOPWA recipients must identify the size and characteristics of the population with HIV/AIDS and their families that will be served in the metropolitan area.***

Special needs groups include segments of the population that are elderly, frail elderly, persons with disabilities or mental illness, persons with drug or alcohol addiction, and person with HIV/AIDS.

The 1990 Census estimated that of persons in Davis County age 16 to 64, 2% or 2,200 had a mobility or a self-care limitation and 6% or 6,537 had a work disability. Of persons 65 years and over, 17% had a mobility or self-care limitation. These estimates probably still apply. Of the housing authority's waiting list, 25% had a family member with a disability.

All special needs categories have unique housing needs that require special consideration. Based on the numbers for special needs populations, it appears that most people in Davis County are able to find housing on the private market without governmental assistance. This may be a result of communities in Davis County providing a broad range of housing types for all income levels. There are other persons in the special needs population dependent upon governmental assistance. These populations are primarily served by the Davis Community Housing Authority (DCHA), Davis Behavioral Health, and other social and governmental agencies and non-profit organizations. DCHA sets aside a certain number of its public housing facilities for elderly and persons with a disability. DCHA has the expertise in dealing with persons who require special housing needs.

Davis County Aging Services seeks to coordinate services to the frail elderly. The County operates three Senior Activity Centers that serve as the source of information, community education, advocacy, and opportunities for older adults—senior activity centers offer a warm and friendly gathering place for seniors to join other active, mature adults in educational classes, crafts, exercise, daily lunch programs, and much more.

Davis Behavioral Health deals with housing needs for people with mental illness and drug addiction. They work to house people during a difficult transitional time in their life.

Davis County supports the programs offered by DCHA, other governmental agencies, and local non-profit organizations.

**2. *Identify the priority housing and supportive service needs of persons who are not homeless but may or may not require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.***

The following estimated needs are summarized from the Non-Homeless Special Needs Table of the CPMP tool. They were based on information provided by service providers as part of the consolidated planning process.

Special Needs Subpopulations	Housing Needs	Gap	Supportive Service Needs	Gap
Elderly	136	64	0	0
Frail Elderly	0	0	0	0
Persons w/Severe Mental Illness	17	17	90	90
Developmentally Disabled	0	0	0	0
Physically Disabled	0	0	0	0
Alcohol/Other Drug Addiction	9	9	0	0
Persons w/HIV/AIDS	17	4	0	0
Public Housing Residents	548	414	0	0

Services for all special needs populations will be considered a high priority for the next five year period. Particular attention will be made to the elderly and disabled populations.

**3. *Describe the basis for assigning the priority given to each category of priority needs.***

The number of special needs persons requiring housing and supportive services was determined using a provider survey. The participants were asked to provide information about their clients from the Urban County area, excluding the four nonparticipating municipalities. Housing needs were identified as higher than the need for supportive services and will be a higher priority.

**4. *Identify any obstacles to meeting underserved needs.***

Inadequate financial resources remain the biggest obstacle in meeting the needs of County underserved special needs populations. Many programs are tied directly to governmental funding, or local non-profit funding that is generated through grant programs or similar funding sources. These funds are quickly drying up, leaving programs underfunded, or altogether unfunded. The economy is making it difficult for many organizations to balance budgets. This limits growth within programs, and many programs are simply trying to continue to provide the standard level of service, attempting to keep services from declining.

**5. *To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.***

Most of the special needs programs, including housing, are currently administered through governmental social service agencies such as Davis County Mental Health, Davis Community Housing Authority and Davis Behavioral Health. Davis County Mental Health offers numerous programs that include counseling and treatment. Davis County Senior Services offers meals, health programs, transportation services, and other services to elderly persons. Davis Behavioral Health has public housing for persons who are overcoming drug addictions, and they also have counseling services, financial services, and administer governmental financial benefits to people who qualify. The County will continue to coordinate with these and other state and local agencies and non-profit organizations that provide services to the special needs population. The County just opened a new Senior Activity Center to its senior population for meals and activities. The County could see the needs of the elderly growing and has responded with the brand new facility that will open in summer of 2011 in Clearfield, UT. The County will continue to examine needs of the elderly and the related support services needed for this growing population.

***6. If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.***

Davis County does not plan on using funds for tenant based rental assistance.

## **Housing Opportunities for People with AIDS (HOPWA)**

*\*Please also refer to the HOPWA Table in the Needs.xls workbook.*

- 1. The Plan includes a description of the activities to be undertaken with its HOPWA Program funds to address priority unmet housing needs for the eligible population. Activities will assist persons who are not homeless but require supportive housing, such as efforts to prevent low-income individuals and families from becoming homeless and may address the housing needs of persons who are homeless in order to help homeless persons make the transition to permanent housing and independent living. The plan would identify any obstacles to meeting underserved needs and summarize the priorities and specific objectives, describing how funds made available will be used to address identified needs.***
- 2. The Plan must establish annual HOPWA output goals for the planned number of households to be assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. The plan can also describe the special features or needs being addressed, such as support for persons who are homeless or chronically homeless. These outputs are to be used in connection with an assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.***
- 3. For housing facility projects being developed, a target date for the completion of each development activity must be included and information on the continued use of these units for the eligible***

*population based on their stewardship requirements (e.g. within the ten-year use periods for projects involving acquisition, new construction or substantial rehabilitation).*

- 4. The Plan includes an explanation of how the funds will be allocated including a description of the geographic area in which assistance will be directed and the rationale for these geographic allocations and priorities. Include the name of each project sponsor, the zip code for the primary area(s) of planned activities, amounts committed to that sponsor, and whether the sponsor is a faith-based and/or grassroots organization.*
- 5. The Plan describes the role of the lead jurisdiction in the eligible metropolitan statistical area (EMSA), involving (a) consultation to develop a metropolitan-wide strategy for addressing the needs of persons with HIV/AIDS and their families living throughout the EMSA with the other jurisdictions within the EMSA; (b) the standards and procedures to be used to monitor HOPWA Program activities in order to ensure compliance by project sponsors of the requirements of the program.*
- 6. The Plan includes the certifications relevant to the HOPWA Program.*

More than 3,200 Utahns are living with HIV/AIDS and about 76% of them live in Salt Lake County. Utah has the following programs available to people with HIV/AIDS:

- Northern Utah Coalition
- People with AIDs Coalition of Utah
- Planned Parenthood Association of Utah
- County Health Departments
- Utah AIDs Foundation
- Primary Care Alliance-Ryan White Title III Program
- The Harm Reduction Project
- AIDS Drug Assistance Program

Funding for housing persons with HIV/AIDS or persons with special needs is available through the State of Utah. For more information regarding the various funding programs that benefit special needs populations refer to <http://housing.utah.gov>.

## **Specific HOPWA Objectives**

- 1. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.*

This section does not apply to Davis County.



## OTHER NARRATIVE

***Include any Strategic Plan information that was not covered by a narrative in any other section.***

### **Economic Development**

In 2010, Davis County's average seasonally adjusted unemployment rate was 6.7 percent, compared to the prior year's rate of 5.6 percent for 2009. This is lower than the State rate of 7.3 percent and favorable to the National rate of 9.6 percent. The County and the State continue to have one of the better labor and business climates in the western United States. The work force is young and well educated and, overall, wages are competitive. Employment in Davis County is distributed among many industries. The County is unique, primarily because of its proportion of total jobs made up by the government. One of Utah's largest employers, Hill Air Force Base, is located within the County. This skews the County's class of workers classification with 32 percent of all non-farm jobs being in the government sector, and Hill AFB as the dominant employer employs nearly one-half of all government workers in the County (along with state and local government, mainly schools). This is an increase of 2.5 percent over 2009.

Other larger industry sectors saw gains over 2009; they include retail and wholesale trade (19.4 percent), education and health (14.2 percent), and manufacturing (11.7 percent). The unemployment rate went up in 2010 by .08 percent from 2009. The slight increase has been caused by numerous factors. Companies have downsized and cut employment to stay profitable. We expect to see companies to start re-hiring over the next two years. The other issue was those who were using other sources of subsistence that ran out and were forced onto unemployment and are now being counted. Economists are predicting unemployment rates could go a little higher but they see light at the end of the tunnel where jobs will start to come back.

Economic development needs were identified from a community survey conducted by WFRC in 2009. Activities were broken out into eight categories on the community survey. Each respondent rated the activities based on need, "not needed", "somewhat needed", "needed" and "highly needed".

Greatest needs or the "highly needed" and "needed" activities within economic development were for the creation of more professional and commercial jobs followed by incorporating more economic clusters and providing more industrial jobs.

"Somewhat needed" economic development activities include providing job skills training, creating more income.

### **Analysis of Impediments**

The County is not required by HUD to submit the local Analysis of Impediments (AI) with the Consolidated Plan but it is making efforts to identify the impediments and develop strategies to help persons have access to fair housing choice. The County is participating in a analysis being prepared by a consultant for multi counties of the State. The consultant estimates the report should be available mid-year 2012.



## Summary of Goals and Objectives

Obj #	Specific Objectives	Performance Indicators	Five Year Goals
<b>Provide Decent Housing</b>			
DH1.1	Provide emergency repairs to eligible renters and owners, extremely low- to moderate-income households	Maintain existing affordable housing stock	50
DH1.2	Provide affordable housing rehabilitation for renter and owner housing for extremely low- to moderate-income households	Maintain existing affordable housing stock	20
DH1.3	Provide funding for development of affordable special-needs housing for very low- to moderate-income households	Increase affordable housing stock	5
DH2.1	Provide grants for downpayment assistance to eligible low- to moderate-income households	Increase home ownership for low/mod households	100
DH2.2	Provide low interest loans for eligible low- to moderate-income home buyers	Increase home ownership for low/mod households	10
<b>Provide a Suitable Living Environment</b>			
SL1.1	Allocate 15% of CDBG funds to public service programs that provide supportive services to low/moderate income persons, homeless persons or to prevent homelessness	Programs that serve low/moderate income residents of Urban County	15% each year
SL1.2	Provide CDBG funds for building improvements to organizations that provide services to low/mod income clients	Number of projects for improvements	10
SL3.1	Provide CDBG funding for planning projects, such as general plans, historic preservation plan, and feasibility studies for eligible activities in eligible areas	Number of planning projects	2
SL3.2	Fund street design projects in eligible areas	Number of design projects	1
SL3.3	Fund street improvement projects that may include median islands, landscaping, irrigation, sidewalk, curb and gutter, and/or street reconstruction	Number of projects	3
SL3.4	Fund construction of physical accessible street corner ramps in eligible areas	Number of projects	3
SL3.5	Fund the replacement of cracked and displaced sidewalks in eligible areas	Number of projects	2
SL3.6	Fund the improvement of parks and park playgrounds in eligible areas	Number of projects	3

## Rehabilitation Definitions

1. Standard unit(s) not suitable for rehabilitation: A unit is deemed "Standard, not suitable for rehabilitation" when the unit meets the County's written Rehabilitation Standards at the time of application/initial inspection, or if the costs to bring the unit up to the Rehabilitation Standards are less than \$1,000. A unit is deemed standard, not suitable for rehabilitation shall not be approved to participate in the rehabilitation program.
2. Sub-standard unit(s) suitable for rehabilitation: A unit is deemed "Substandard, suitable for rehabilitation" when the unit does not meet the County's written Rehabilitation Standards at the time of application/initial inspection, and the costs to bring the unit up to the Rehabilitation Standards are more than

\$1,000, but less than 60% of the assessed valuation of the unit. A unit is deemed sub-standard, suitable for rehabilitation shall be approved to participate in the rehabilitation program, provided all other eligibility requirements are met.

3. Sub-standard unit(s) not suitable for rehabilitation: A unit is deemed "Substandard, not suitable for rehabilitation" when the unit does not meet the County's written Rehabilitation Standards at the time of application/initial inspection, and the costs to bring the unit up to the Rehabilitation Standards exceeds 60% of the assessed valuation of the unit, subject to approval of the Director of Planning. A unit deemed substandard, not suitable for rehabilitation shall not participate in the rehabilitation program. However, if all other eligibility requirements are met by the applicant, the County shall make every effort to provide assistance to the application to obtain safe, decent and affordable housing, utilizing available program funding, including, but not limited to temporary relocation (voluntary), demolition and rebuilding the unit to meet the appropriate needs of the applicant.